



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

Members of the Task Force

Jon Laria, Chairman
David Beall, Agricultural Community Representative
Derick Berlage, Citizen Representative
Karl Brendle, Maryland Municipal League Representative
Hon. Rudolph Cane, House of Delegates Environmental Matters Committee
Hon. David Carey, Maryland Municipal League Representative
Asuntha Chiang-Smith, BRAC Subcabinet
Hon. Virginia Clagett, House of Delegates Environmental Matters Committee
Hon. Joan Carter Conway, Senate of Maryland Education, Health, and Environmental Affairs Committee
Sandy Coyman, Maryland Association of Counties Representative
Hon. Jan Gardner, Maryland Association of Counties Representative
Carol Gilbert, Maryland Department of Housing and Community Development
Teena Green, Citizen Representative
Hon. Janet Greenip, Senate of Maryland Education, Health, and Environmental Affairs Committee
Secretary Richard Eberhart Hall, Maryland Department of Planning
Donald Halligan, Maryland Department of Transportation (from September 2008)
Frank Hertsch, Maryland Home Builders Association
David Jenkins, Rural Maryland Council (until October 2008)
Brigid Kenney, Maryland Department of the Environment
Gerrit Knaap, University of Maryland National Center for Smart Growth Research and Education
Vanessa Orlando, Rural Maryland Council (from October 2008)
Caitlin Rayman, Maryland Department of Transportation (until September 2008)
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December 1, 2008

Honorable Martin J. O'Malley
Governor
State of Maryland

Honorable Joan Carter Conway
Chair
Senate Education, Health &
Environmental Affairs Committee

Honorable Thomas V. Mike Miller, Jr
President
Senate of Maryland

Honorable Maggie McIntosh
Chair
House Environmental Matters Committee

Honorable Michael E. Busch
Speaker
Maryland House of Delegates

On behalf of the Task Force on the Future for Growth and Development in Maryland, I am pleased to submit this Report to you.

It has been an honor and privilege to chair this diverse and hard-working Task Force. Its 21 members, representing a wide array of constituencies, have studied a broad range of critical land use, growth, and development issues facing our State. In the following pages, you will find an assessment of current conditions and an overview of Maryland's recent land use policies. As requested, you will also find recommendations for legislation in the upcoming General Assembly session, along with many other recommendations for immediate action not requiring legislation. Further, we have identified a number of topics for additional study by the Task Force or other stakeholders, each with stated timeframes for supplemental reports and an expectation of further recommendations. The Task Force continues in existence until December 2010, during which time it is also expected to provide regular advice to the Governor's Smart Growth Subcabinet.

Maryland has long been a national leader in progressive land use policy, from the creation of the first state planning commission in 1933 through the well-known Smart Growth legislation of 1997. More than a decade after the advent of Smart Growth, however, we continue to face significant land use challenges. Maryland is a wonderful place to live, but expected population growth promises increasing pressure on farmlands, forests, and waterways, including the precious Chesapeake Bay, and our window of opportunity to confront and solve these challenges is shrinking.

As always, with such challenges come opportunities for visionary leadership. Elected and appointed officials, educational and advocacy groups, for-profit enterprises, and even individual citizens have critical roles to play as Maryland strives to achieve smart and sustainable growth. Our State and local governments, in particular, must continue seeking common ground to resolve thorny questions about their respective roles in land use matters, and reconcile their views where necessary to achieve favorable land use outcomes for their shared constituents throughout the State.

We look forward to working with each other, and with you, on behalf of Maryland's citizens.

Sincerely,



Jon M. Laria
Chairman

A MESSAGE FROM THE CHAIR